121.0	0002	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,031,100 / 1,031,100
					USE VALUE:	1,031,100 / 1,031,100
					ASSESSED:	1,031,100 / 1,031,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		HOPKINS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BAATZ ERIC L
Owner 2:	
Owner 3:	
Street 1:	15 HOPKINS ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BAATZ ERIC L -
Owner 2:	-
Street 1:	15 HOPKINS ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1998, having primarily Clapboard Exterior and 2652 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	491,100		540,000	1,031,100
Total Card	0.138	491,100		540,000	1,031,100
Total Parcel	0.138	491,100		540,000	1,031,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 388.80 | /Parcel: 388.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	77892
GIS Ref	
GIS Ref	
Insp Date	12/13/17

!9351!

PREVIOUS ASSESSMENT

Parcel ID: 121.0-0002-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	491,100	0	6,000.	540,000	1,031,100	1,031,100	Year End Roll	12/18/2019
2019	101	FV	388,800	0	6,000.	570,000	958,800	958,800	Year End Roll	1/3/2019
2018	101	FV	388,800	0	6,000.	420,000	808,800	808,800	Year End Roll	12/20/2017
2017	101	FV	388,800	0	6,000.	402,000	790,800	790,800	Year End Roll	1/3/2017
2016	101	FV	388,800	0	6,000.	372,000	760,800	760,800	Year End	1/4/2016
2015	101	FV	387,400	0	6,000.	312,000	699,400	699,400	Year End Roll	12/11/2014
2014	101	FV	387,400	0	6,000.	304,800	692,200	692,200	Year End Roll	12/16/2013
2013	101	FV	383,900	0	6,000.	290,400	674,300	674,300		12/13/2012

PRINT

Date	Time
12/10/20	23:50:35

LAST REV

Date	Time
01/23/18	09:23:44
ekelly	
9351	

USER DEFINED

Prior Id # 1:	77892
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
C & F REALTY CO	29788-259		2/1/1999	Change>Sale	439,900	No	No		
O`HARE HARRY	28461-542		4/15/1998	Forclosure	135,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/30/2013	625	Renovate	48,080	C				
5/3/2012	565	Manual	2,000					
6/1/1998	363		159,000					NEW HOUSE SINGLE F
5/9/1998	266		8,000					FOUNDATION FOR HOU

ACTIVITY INFORMATION

Date	Result	By	Name
12/13/2017	Inspected	BS	Barbara S
11/18/2017	MEAS&NOTICE	HS	Hanne S
7/11/2013	Measured	JBS	JOHN S
5/30/2013	Info Fm Prmt	EMK	Ellen K
3/13/2009	Inspected	163	PATRIOT
2/12/2009	Measured	372	PATRIOT
2/4/2000	Inspected	276	PATRIOT
11/17/1999	Mailer Sent		
10/27/1999	Measured	266	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	90.	1.00	10									540,000						540,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 540,000 | Spl Credit | Total: 540,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1998	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:			
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	12.	%
Functional:			%
Economic:	L - Location	5.0	%
Special:			%
Override:			%
	Total:	17.16	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.04592752
Const Adj.:	0.99742496
Adj $ / SQ:	130.404
Other Features:	118930
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	592863
Depreciation:	101735
Depreciated Total:	491127

COMMENTS

OF=SINK IN BMT, LOC=DAY CARE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 4		Baths: 1					HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

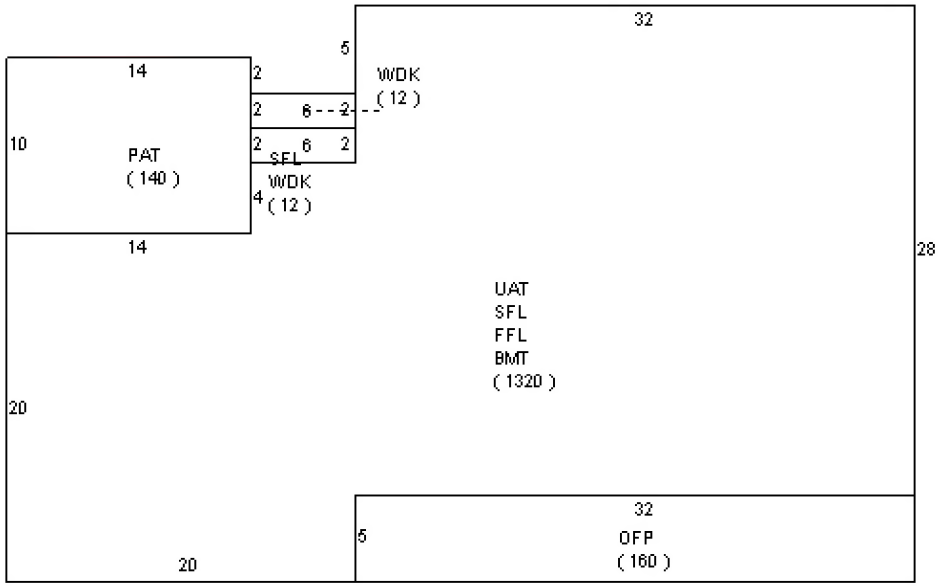
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	143.44
Special Features:	0	Val/Su Net:	106.16
Final Total:	491100	Val/Su SzAd	185.18

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,332	130.400	173,698
BMT	Basement	1,320	39.120	51,640
FFL	First Floor	1,320	130.400	172,134
UAT	Upper Attic	330	52.160	17,213
OFP	Open Porch	160	26.740	4,279
PAT	Patio	140	4.920	688
WDK	Deck	24	15.960	383
	Net Sketched Area:	4,626	Total:	420,035
Size Ad	2652	Gross Are	5616	FinArea 2652

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total:

PARCEL ID

121.0-0002-0002.0

IMAGE

AssessPro Patriot Properties, Inc